

STATE OF ILLINOIS )  
 )  
COUNTY OF DUPAGE )  
 )  
CITY OF NAPERVILLE )

**PETITION FOR DEVELOPMENT APPROVAL**  
**HERITAGE PLACE**

**THE UNDERSIGNED** Petitioner, RWC LLC, an Illinois limited liability company (hereinafter the “Petitioner”), as the contract purchaser of the property legally described on **Exhibit A** (hereinafter the “Property”), respectfully petitions the City of Naperville to (i) grant a conditional use for single-family attached dwellings; (ii) grant a variance to reduce the front yard setback to a minimum of twenty-two (22) feet; (iii) grant a variance to permit 3.5 story buildings not to exceed forty feet; (iv) to subdivide the Property as depicted on the preliminary plat of subdivision (the “Preliminary Plat”) attached hereto as Exhibit B; and (v) grant such other relief from the Naperville Municipal Code (“Code”) as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

**BACKGROUND INFORMATION**

1. The owner of the Property is Little Friends, Inc., an Illinois not-for-profit corporation, having offices located at 140 North Wright Street, Naperville, Illinois 60540 (“Little Friends”).

2. The Petitioner, RWC LLC, an Illinois limited liability company, with its principal place of business located at 127 Aurora Ave, Naperville, Illinois 60540, is the contract purchaser and developer of the Property.

3. The Property consists of an entire city block in the Naperville Historic District.

4. The Property was originally improved in 1908 by Peter Kroehler, then the Mayor of the City of Naperville, with a three-story single-family home (the “Kroehler Mansion”);

5. The Kroehler Mansion was utilized as a single family home of the Kroehler Family through 1945 when the family donated the Property to North Central College.

6. In 1948 North Central College constructed additional buildings to the east and south of the Kroehler Mansion. These new buildings were utilized as a dining hall and a dormitory.

7. In 1956 North Central College constructed an additional building to the north of the Kroehler Mansion. The new building also served as a dormitory for North Central College.

8. The Property was utilized by North Central College for student housing until it was vacated in 1973, at which time North Central College rented individual dormitory rooms as residential units and leased a part of the Property to Little Friends.

9. Little Friends has exclusively occupied the property for the last forty-five (45) years.

10. Little Friends has most recently utilized the Property not for residential purposes, but as a base for a variety of programs serving children and adults with developmental disabilities and autism, including school programs for children ages 5-22.

11. As of January 2020, between operations associated with Krejci Academy, Mansion High School, Center for Autism and the Residential Services Program, Little Friends accommodates 151 staff members, 105 students, and approximately 25 visitors at the Property daily.

12. The Property has suffered from deferred maintenance and the existing buildings are functionally obsolete, failing to meet the current needs of the vulnerable population that Little Friends seeks to serve.

13. Upon acquisition of the Property, Petitioner seeks to redevelop the Property as a 41-unit rowhome community to be known as "Heritage Place," as depicted on the site plan attached

hereto as Exhibit C.

14. Central to Heritage Place is the preservation of the Kroehler Mansion, which will be renovated and repurposed as a two-unit residence, restoring the original residential use of the Kroehler Mansion for the first time in approximately 75 years.

**A CONDITIONAL USE FOR A SINGLE-FAMILY ATTACHED DWELLING UNIT**

1. Petitioner seeks a conditional use to develop the Property with single family attached dwelling units.

2. The proposed conditional use for single-family attached dwelling units meets the requirements for a condition use under the Naperville Municipal Code and is appropriate based upon the following factors:

- a. *The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare; and*

The proposed conditional use will not be detrimental to or endanger the public health, safety and general welfare because (i) Heritage Place will facilitate preservation of the Kroehler Mansion for future generations; and (ii) Heritage Place will be less intensive than the historic use of the Property by either North Central College or Little Friends.

Preservation of the City’s history appropriately falls within the category of “general welfare.” While the Kroehler Mansion is both architecturally and historically significant, buildings constructed by North Central College in 1948 and 1956 do not hold the same historical or architectural significance. Accordingly, Petitioner intends to demolish all but the original Kroehler Mansion structure and to renovate the Kroehler Mansion as a modern two-unit residence, restoring the original residential use of Kroehler Mansion for the first time in 75 years. While the renovation plan will not restore all of the original architectural detail of the Kroehler Mansion, the

renovation plan will restore the form of the building and recreate some of the more important or externally recognizable features of the original structure. Petitioner has identified key elements of the renovation project that are detailed on Exhibit D (“Preservation Plan”). Petitioner’s intent is to return the Kroehler Mansion, as near as reasonably and economically feasible, to the character of the image as depicted on Exhibit D. Renderings of the renovated Kroehler Mansion are attached as Exhibit E. The renovation project will not meet the exacting standards of a museum like restoration that may be undertaken by Naper Settlement, as items such as leaded glass windows will not be recreated. Instead, Petitioner seeks to creatively adapt historical elements into a modern and energy efficient building that is attractive to a modern buyer. For example, Petitioner seeks to incorporate the remaining leaded glass windows (many are already gone) into plantation style shutters that can be installed in tandem with modern window installations across the front façade of the Kroehler Mansion. Petitioner believes that such an effort will restore the general character of the Kroehler Mansion that was lost nearly 75 years ago and thereby create a building worthy of serving as the centerpiece and primary architectural inspiration for the new rowhome buildings to be constructed around the perimeter of the Property. Through this effort, Heritage Place will protect and enhance the general welfare of the community.

Heritage Place will be beneficial to the public health. Little Friends, the current owner of the Property, is a critical public health service provider for some of the City’s most vulnerable population. The capacity of Little Friends to meet the needs of this vulnerable population is significantly constrained by the layout and the condition of the Property. Through the sale and redevelopment of the Property, Little Friends will generate necessary revenue to create a modern facility through which they can better meet the unique needs of children and adults with developmental disabilities and autism. To this end, the redevelopment of the Property will support



the public health of the community.

Heritage Place will be beneficial to public safety. As outlined above, the Property has historically been utilized for a variety of residential and institutional purposes. For the last seventy-five years, the use of the Property, whether it be residential or institutional, has been more intensive than the proposed 41-unit Heritage Place. Most recently, Little Friends has used the Property for office and educational purposes, with hours ranging from 6am to 7pm and 281 employees, students and visitors on the Property five days a week. Based on the City of Naperville population projection tables, Heritage Place will generate sixty-nine (69) new residents, of which seven (7) would be school age children. While the physical improvements will be different than the existing configuration, the output of the physical improvements, being the number of people using the Property and the number of vehicles traveling on nearby streets, will be significantly less than historic use. As a result, the proposed development will reduce the intensity of the land use and thereby result in a positive impact on the surrounding neighborhood. With significantly fewer people using the Property on a daily basis and the elimination of traffic conflicts associated with drop-off/pick-up of students, the Heritage Place redevelopment will improve public safety.

- b. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and*

The conditional use will not be injurious to the use and enjoyment of property in the immediate area nor will it impair property values because the Property will be redeveloped with a less intensive use, which reduces negative impacts to neighbors.

As outlined above, Little Friends' use of the Property occurs daily from 6am to 7pm with approximately 281 visitors on any given day. During peak morning and afternoon hours associated with pick-up and drop-off activities for Little Friends, traffic stacks into surrounding streets and

certainly impacts the quiet enjoyment of nearby residential properties as depicted on Exhibit F (images from Traffic Study). Little Friends does not have sufficient on-site parking with only 123 parking spaces for 131 employees and roughly 25 visitors each day. This means that parking for Little Friends spills into the surrounding neighborhood with cars parked in front of homes throughout the day. In fact, during a January of 2020 study, up to 29 employees of Little Friends were seen parking on-street each morning. The redevelopment of Heritage Place will not have the same external impact on the neighborhood. The Heritage Place redevelopment will result in a reduction in the total number of people utilizing the Property, will result in a reduction of traffic, and will eliminate on-street parking issues.

The proposed redevelopment of Heritage Place will improve the neighborhood by providing diversity in housing product with new low-maintenance housing that is attractive to both younger and older generations of homebuyers. While the home will not include an elevator as a standard feature, the floor plans are designed around an integral shaft that would allow an elevator to be installed at original construction or any later date and allow residents to age in-place. Additionally, larger 30' units can accommodate first floor master bedrooms and will provide the opportunity for multi-generational housing. Heritage Place is grounded in history, both through the renovation of the Kroehler Mansion and through the incorporation of historic design elements in the architecture of the new rowhome buildings. Heritage Place provides great access for busy residents and sheltered parking for inclement Chicago weather. Within walking distance of downtown Naperville and key transportation hubs, the Property is ideally suited for the more urban lifestyle that has made downtown destinations so attractive over the last decade. All of the individual dwelling units will include balconies and a rooftop deck, all oriented interior to the site, to accommodate outdoor entertaining and minimize any disturbance of existing neighbors. The

interior of the units are designed with open spaces and a luxury kitchen to meet modern buyer preferences.

The proposed redevelopment of Heritage Place will improve the neighborhood through provision of park land dedication area that includes a “main park” fronting the Kroehler Mansion and an adjacent area idealized for natural playscapes that fit the character of the development. Throughout the process, plans have been updated to now include an additional “Pocket Park” along Columbia Street that is, with recent plan revisions, now wider than single-family residential lots across the street. Together, these public park spaces comprise over 24,000 square feet, nearly 3x the size of the old College Park which previously served the neighborhood. Private common areas internal to the development will include: i) an area dedicated to stormwater best management practices (south of the Kroehler Mansion) that will help address historical flooding issues along Wright and School Street, and ii) a “Rose Garden” (north of the Kroehler Mansion) which is a unique historical inspired design intended to complement the character of the Kroehler Mansion and the City’s Historic District. Petitioner has committed to a public use easement over the Rose Garden such that the public and private open spaces can function cohesively to create a central open space corridor that will provide access to and around the preserved Kroehler Mansion and significantly improve recreational amenities currently available within the neighborhood. Together, the public and private open spaces created through the redevelopment of Heritage Place will provide a new amenity that has been specifically requested as a critical improvement by neighborhood residents.

Heritage Place will not substantially diminish or impair property values in the neighborhood. To the contrary, the preservation of the Kroehler Mansion consistent with the attached renderings will provide a new destination location for historical walking tours and will

help tell the story of the last 100 years in Naperville- from a small farming community to a thriving City. The open space amenities incorporated as an essential component of Heritage Place will improve neighborhood access to open space and help create a more desirable neighborhood. The new attached single-family dwelling units will help diversify housing type in the neighborhood, making the neighborhood more accessible to a broader range of Naperville residents. At the same time, the price of the proposed high-end rowhomes will exceed the average value of nearby single-family residences in the neighborhood, providing new comps that can substantiate rising values for a neighborhood that has failed to keep pace with rising values in nearby neighborhoods.

- c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district; and*

The conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district. All surrounding property is developed with residential uses, with redevelopment opportunities significantly constrained due to the restrictions associated with the City's Historic District. However, we believe that the removal of a more intensive institutional use and the elimination of non-conforming structures suffering from substantial deferred maintenance will be a substantial improvement for adjacent landowners. The renovation of the Kroehler Mansion will recreate historic value in the Property that has been largely absent for the last 75 years. While the proposed rowhomes of Heritage Place will incorporate a different residential form, the residential use is compatible with the existing neighborhood and is less intensive than the existing institutional use of the Property. Nearby, Naperville Station is a perfect of example of new rowhomes successfully incorporating a different residential form into a residential neighborhood without negative impact to existing residents. The construction of new homes and the values being substantiated thereby, coupled with the creation of new and improved open spaces and the preservation of a significant historical structure should

help spur additional investment and improvement of surrounding properties that are now more desirable.

- d. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.*

Establishment of the conditional use is not in conflict with the adopted comprehensive master plan. Petitioner will maintain the existing R-2 zoning of the Property which is prevalent throughout the neighborhood. While the Property was originally developed as a single-family residence, it was used as a single-family residence for less than forty (40) years. For the last seventy-five (75) years the Property has been utilized for some combination of multi-family housing or institutional uses. The proposed Heritage Place redevelopment, even with 41 single-family attached dwelling units, will be less intensive than the historical use of the Property.

**A VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENT**

3. Petitioner seeks a variance to reduce the required front yard setback requirement of Section 6-6C-7, which requires a twenty five foot (25') front yard setback.

4. The proposed variance meets the requirements for a variance under the Naperville Municipal Code and is appropriate based upon the following factors:

- a. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and*

The proposed variance is in harmony with the general purpose and intent of the underlying zoning district and the comprehensive plan. Setback requirements are intended to create uniformity within a zoning district and preserve light and air between adjacent properties. Here, Petitioner proposes a minimum twenty-two foot (22') front yard setback. However, due to variations in the building façade, the actual setback for individual dwellings units actually ranges from twenty-two feet to twenty-five feet. Units at street corners have a minimum front yard

setback of twenty-three feet. Units adjacent to the park space on Wright street have a minimum front yard setback of twenty-five feet. Because Heritage Place encompasses an entire city block, all adjacent properties are located across the public right of way. This adjacent right-of-way provides substantial separation between the proposed and existing dwelling units such that the minor reduction in the front yard setback will not impair the light or air to any adjacent property. Moreover, because the Property is located in the City's historic district, many of the surrounding homes pre-date modern zoning requirements and do not themselves comply with the R-2 setback requirements. Many of the homes on the surrounding blocks are fifteen feet or closer to the property line. The proposed minimum twenty-two foot front yard setback will not be out of character with the surrounding neighborhood.

*b. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and*

The strict enforcement of the setback requirements would impose exceptional hardship on the redevelopment of the Property due to efforts toward historic preservation which have been expressed as priorities of the City of Naperville and the surrounding neighborhood. Petitioner's redevelopment efforts are situated around the preservation of the Kroehler Mansion, which is uniquely located almost in the center of the Property. The proposed rowhomes were located in order to preserve spacing to the Kroehler Mansion and to accommodate both parking and rear drive-aisles that have been expressed as a priority of the surrounding neighborhood. To accommodate these priorities, the building footprints were shifted toward the right-of-way with reduced front yard setbacks. The proposed front yard setbacks are the minimum setbacks necessary to accommodate the preservation of the Kroehler Mansion and the infrastructure necessary to serve

the proposed dwelling units.

- c. *The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

The proposed variance will not alter the essential character of the neighborhood nor will it be a substantial detriment to adjacent property. Most of the surrounding properties are located in the historic district and predate the advent of modern zoning requirements. On the Property itself, the northern most structure, which dates to original construction in the early 1900's, has a 7' setback to School Street. There is not a uniform setback throughout the neighborhood and many of the homes do not respect the modern 25' setback requirement. As such, the proposed setbacks will not alter the essential character of the neighborhood nor will they be a detriment to adjacent property.

**A VARIANCE FROM THE HEIGHT LIMITATIONS  
IN THE R-2 ZONING DISTRICT**

5. Petitioner seeks a variance to permit 3.5 story buildings not to exceed forty feet.

6. The proposed variance meets the requirements for a variance under the Naperville Municipal Code and is appropriate based upon the following factors:

- a. *The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and*

The proposed variance is in harmony with the general purpose and intent of the underlying zoning district and the comprehensive plan. Code Section 6-6C-8 of the R-2 zoning district permits buildings to be a maximum of forty (40) feet and three (3) stories. Here, the proposed building meets the forty (40) foot height requirement. However, the proposed building is technically classified as a 3.5 story building. The issue relates not to the design or the overall height of the building, but relates to the rooftop deck and media room that are built into the roof space of the

building. Under the Code definition of “story, half” the rooftop deck and media room are counted as a half story because they are accessible by stairway and have floor sheathing. However, the roof top deck and media room do not increase the height of the building or otherwise change the appearance of the building from the front façade. If these spaces were eliminated there would be no practical impact on the view of the building from the adjacent right-of-way. Accordingly, because the rooftop deck and media room do not increase the height, bulk or massing of the building, the proposed variance is in harmony with the general purpose and intent of the zoning requirement.

*b. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and*

Strict enforcement of the height requirement would result in practical difficulties for the proposed development and would not allow the Property to be developed consistent with its highest and best use. Heritage Place will compete with other rowhome developments that are either under development or have been recently completed in and around downtown Naperville. These recent rowhome developments have included habitable attic spaces and rooftop decks. While these features are relatively new to the market, first appearing in Naperville as part of Pulte’s Columbia Park Townes, they have quickly become a major selling point and the standard for comparable high-end attached single-family projects. Here, all of the rooftop decks are oriented to face internally to the project. Accordingly, unlike some of the other recent rowhome projects, none of the proposed rooftop decks are overlooking an adjacent residential property. Strict enforcement of the requirement would place Heritage Place at a competitive disadvantage to these other projects.



c. *The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

The proposed variance will not alter the essential character of the neighborhood nor will it be a substantial detriment to adjacent property. First and foremost, the variance to permit 3.5 story buildings does not affect the architectural elevation of the buildings, the height of the buildings, or the bulk of the proposed buildings. As outlined above, the elimination of the rooftop deck and the media room would not change the buildings interface with public right-of-way or adjacent properties. Accordingly, the variance is hyper-technical and will be imperceptible to the public. Moreover, there is no negative impact on any adjacent property because of the configuration of the development and the orientation of the rooftop decks. All of the rooftop decks are internally facing such there is no situation where a resident of Heritage Place is looking down on an adjacent single-family home. The granting of the variance will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

#### **APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION**

7. Petitioner seeks to subdivide the Property as depicted on the Preliminary Plat of Subdivision attached hereto as Exhibit B.
8. The proposed subdivision meets the standards for a subdivision under the City's Subdivision Regulations.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary and appropriate action to (i) grant a conditional use for single-family attached dwellings; (ii) grant a variance to reduce the front yard setback to twenty-two (22) feet; (iii) grant a variance to permit 3.5 story buildings not to exceed forty feet; (iv) to subdivide the Property as depicted on the preliminary plat of subdivision (the "Preliminary Plat") attached hereto as Exhibit B; and (v) grant such other relief from the Naperville Municipal

Code (“Code”) as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

RESPECTFULLY RESUBMITTED this 14<sup>th</sup> day of October, 2020

PETITIONER:

RWC LLC,  
An Illinois limited liability company.

A handwritten signature in blue ink, appearing to read "H. J. R.", is written over a light gray rectangular background.

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Rosanova & Whitaker, Ltd.  
Attorney for the Petitioner

## **EXHIBIT LIST**

- EXHIBIT A - LEGAL DESCRIPTION
- EXHIBIT B - PRELIMINARY PLAT OF SUBDIVISION
- EXHIBIT C - SITE PLAN
- EXHIBIT D - PRESERVATION PLAN
- EXHIBIT E - MANSION RENDERINGS
- EXHIBIT F - TRAFFIC STUDY IMAGES

EXHIBIT "A"  
LEGAL DESCRIPTION

BLOCK 2 IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

PARCEL 1:

BLOCK 2 (EXCEPT THE SOUTH 260.10 FEET OF THE EAST 187.00 FEET AS MEASURED ON THE EAST AND SOUTH LINES) IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 260.10 FEET OF THE EAST 187.00 FEET, AS MEASURED ON THE EAST AND SOUTH LINES, IN BLOCK 2 IN KROEHLER'S ADDITION TO NAPERVILLE, IN THE SOUTH EAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 1: 140 N. WRIGHT ST., NAPERVILLE, IL 60540  
08-18-309-002

PARCEL 2: 126 N. WRIGHT ST., NAPERVILLE, IL 60540  
08-18-422-001

EXHIBIT "B"  
PRELIMINARY PLAT OF SUBDIVISION

# PRELIMINARY PLAT OF SUBDIVISION FOR HERITAGE PLACE IN HISTORIC NAPERVILLE

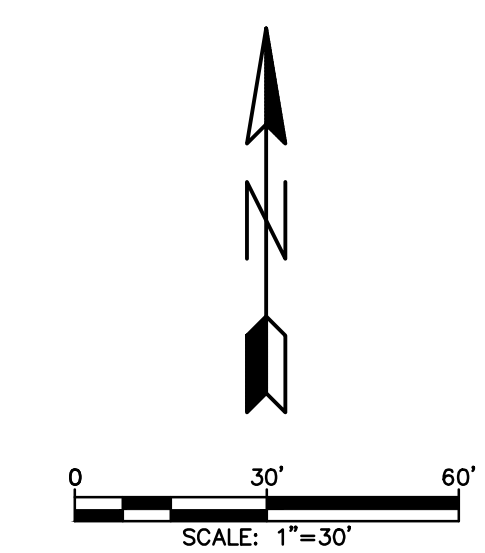
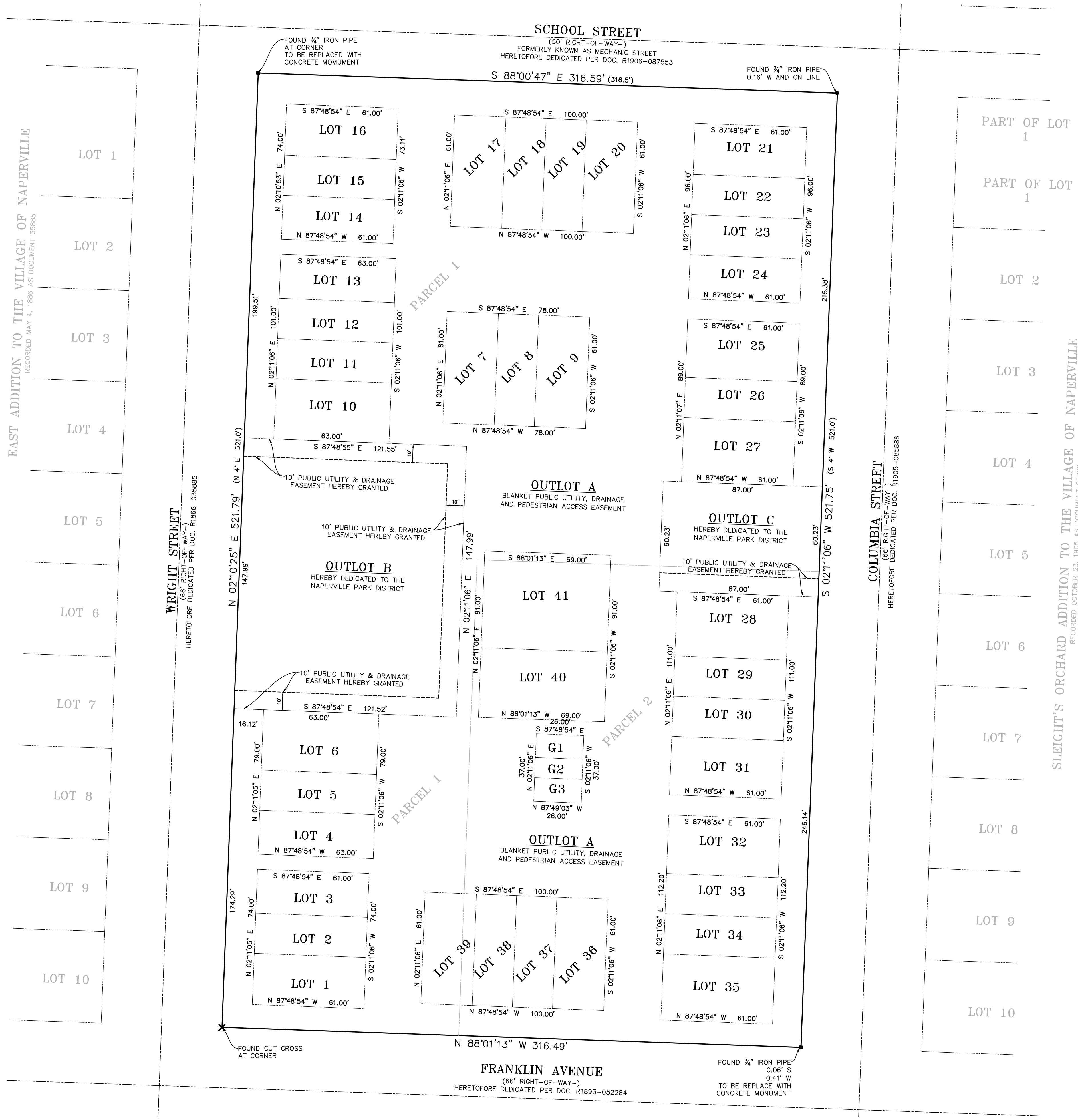
A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 08-18-309-002 (PARCEL 1)  
08-18-422-001 (PARCEL 2)

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL 60540

SITE DATA	
GROSS AREA	165,158 SQUARE FEET / 3.792 ACRES
NUMBER OF LOTS	47
NUMBER OF BUILDINGS	13
NUMBER OF UNITS	41
NET DENSITY	41 UNITS/3.792 ACRES 10.81 UNITS/ACRE

LOT AREA SUMMARY CHART		
Lot: 1	1,708 Sq. Ft.	0.039 Ac.
Lot: 2	1,342 Sq. Ft.	0.031 Ac.
Lot: 3	1,464 Sq. Ft.	0.034 Ac.
Lot: 4	1,512 Sq. Ft.	0.035 Ac.
Lot: 5	1,386 Sq. Ft.	0.032 Ac.
Lot: 6	1,764 Sq. Ft.	0.040 Ac.
Lot: 7	1,708 Sq. Ft.	0.039 Ac.
Lot: 8	1,342 Sq. Ft.	0.031 Ac.
Lot: 9	1,708 Sq. Ft.	0.039 Ac.
Lot: 10	1,788 Sq. Ft.	0.041 Ac.
Lot: 11	1,386 Sq. Ft.	0.032 Ac.
Lot: 12	1,386 Sq. Ft.	0.032 Ac.
Lot: 13	1,512 Sq. Ft.	0.035 Ac.
Lot: 14	1,464 Sq. Ft.	0.034 Ac.
Lot: 15	1,342 Sq. Ft.	0.031 Ac.
Lot: 16	1,708 Sq. Ft.	0.039 Ac.
Lot: 17	1,708 Sq. Ft.	0.039 Ac.
Lot: 18	1,342 Sq. Ft.	0.031 Ac.
Lot: 19	1,342 Sq. Ft.	0.031 Ac.
Lot: 20	1,708 Sq. Ft.	0.039 Ac.
Lot: 21	1,708 Sq. Ft.	0.039 Ac.
Lot: 22	1,342 Sq. Ft.	0.031 Ac.
Lot: 23	1,342 Sq. Ft.	0.031 Ac.
Lot: 24	1,464 Sq. Ft.	0.034 Ac.
Lot: 25	1,952 Sq. Ft.	0.045 Ac.
Lot: 26	1,342 Sq. Ft.	0.031 Ac.
Lot: 27	2,135 Sq. Ft.	0.049 Ac.
Lot: 28	2,135 Sq. Ft.	0.049 Ac.
Lot: 29	1,342 Sq. Ft.	0.031 Ac.
Lot: 30	1,342 Sq. Ft.	0.031 Ac.
Lot: 31	1,952 Sq. Ft.	0.045 Ac.
Lot: 32	1,952 Sq. Ft.	0.045 Ac.
Lot: 33	1,342 Sq. Ft.	0.031 Ac.
Lot: 34	1,342 Sq. Ft.	0.031 Ac.
Lot: 35	2,208 Sq. Ft.	0.051 Ac.
Lot: 36	1,708 Sq. Ft.	0.039 Ac.
Lot: 37	1,342 Sq. Ft.	0.031 Ac.
Lot: 38	1,342 Sq. Ft.	0.031 Ac.
Lot: 39	1,708 Sq. Ft.	0.039 Ac.
Lot: 40	2,625 Sq. Ft.	0.060 Ac.
Lot: 41	3,654 Sq. Ft.	0.084 Ac.
G1	338 Sq. Ft.	0.008 Ac.
G2	286 Sq. Ft.	0.007 Ac.
G3	338 Sq. Ft.	0.008 Ac.
Outlot A	71,902 Sq. Ft.	1.651 Ac.
Outlot B	19,155 Sq. Ft.	0.440 Ac.
Outlot C	5,240 Sq. Ft.	0.120 Ac.



- LEGEND**
- = EX. PROPERTY LINE
  - - - = EX. LOT LINE
  - - - = EX. EASEMENT LINE
  - - - = EX. BUILDING LINE
  - - - = EX. CENTER LINE
  - ⊙ = FOUND IRON PIPE OR ROD
  - = CONCRETE MONUMENT
- ABBREVIATIONS**
- A ARC LENGTH
  - B.S.L. BUILDING SETBACK LINE
  - CH CHORD
  - CONC. CONCRETE
  - DOC. DOCUMENT
  - E EAST
  - FIP FOUND IRON PIPE
  - FIR FOUND IRON ROD
  - INV. INVERT
  - N NORTH
  - R RADIUS
  - R.C.P. REINFORCED CONCRETE PIPE
  - R.O.W. RIGHT OF WAY
  - S SOUTH
  - T/PIPE TOP OF PIPE
  - W WEST
  - (XXX.XX) RECORD INFORMATION
  - XXX.XX MEASURED INFORMATION



**LOCATION MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION**

BLOCK 2 IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

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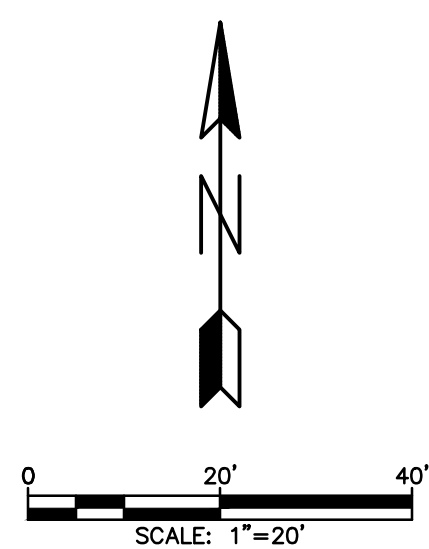
- GENERAL NOTES**
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
  - BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
  - ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
  - ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

<p>SCALE: 1"=30'</p> <p>DATE: 08-10-20</p> <p>JOB NO: W20052</p> <p>SHEET: 1 OF 3</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>09/23/20</td> <td>CNB REVISED PER REVIEW COMMENTS</td> </tr> <tr> <td>10/01/20</td> <td>CNB REVISED LOT GEOMETRY</td> </tr> <tr> <td>10/13/20</td> <td>CNB REVISED LOT GEOMETRY</td> </tr> </tbody> </table> <p>PREPARED FOR: <b>RAM WEST CAPITAL, LLC</b> IN PARTNERSHIP WITH <b>DUK CUSTOM HOMES</b></p> <p>0416 GALEN DRIVE CHICAGO, ILLINOIS 60621 PHONE (217) 351-8268 FAX (217) 355-1902</p> <p>35701 WEST AVENUE SUITE 150 NAPERVILLE, ILLINOIS 60565 PHONE (630) 393-3080 FAX (630) 393-2452</p> <p>10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099</p> <p>Updated by: KjaP 10/13/2020</p> <p style="text-align: center;"><b>ENGINEERING</b> RESOURCE ASSOCIATES</p> <p>DRAWN BY: CNB CHECKED BY: TBM APPROVED BY: TBM</p>	DATE	DESCRIPTION	09/23/20	CNB REVISED PER REVIEW COMMENTS	10/01/20	CNB REVISED LOT GEOMETRY	10/13/20	CNB REVISED LOT GEOMETRY
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# PRELIMINARY PLAT OF SUBDIVISION FOR HERITAGE PLACE IN HISTORIC NAPERVILLE

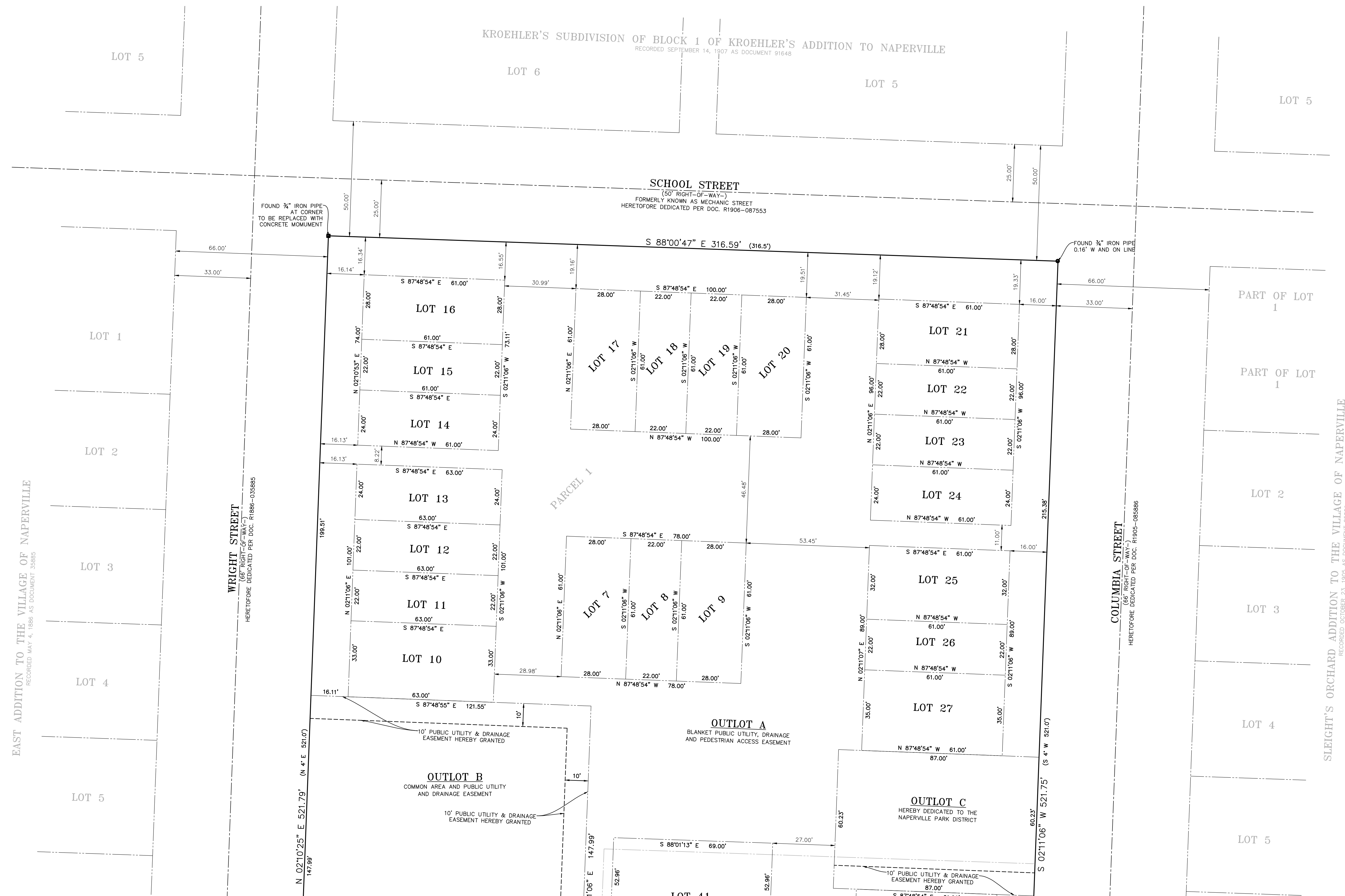
P.I.N.: 08-18-309-002 (PARCEL 1)  
08-18-422-001 (PARCEL 2)

A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



- LEGEND**
- = EX. PROPERTY LINE
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  - - - = EX. CENTER LINE
  - ⊙ = FOUND IRON PIPE OR ROD
  - = CONCRETE MONUMENT
- ABBREVIATIONS**
- |          |                          |
|----------|--------------------------|
| A        | ARC LENGTH               |
| B.S.L.   | BUILDING SETBACK LINE    |
| CH       | CHORD                    |
| CONC.    | CONCRETE                 |
| DOC.     | DOCUMENT                 |
| E        | EAST                     |
| FIP      | FOUND IRON PIPE          |
| FIR      | FOUND IRON ROD           |
| INV.     | INVERT                   |
| N        | NORTH                    |
| R        | RADIUS                   |
| R.C.P.   | REINFORCED CONCRETE PIPE |
| R.O.W.   | RIGHT OF WAY             |
| S        | SOUTH                    |
| T/PIPE   | TOP OF PIPE              |
| W        | WEST                     |
| (XXX.XX) | RECORD INFORMATION       |
| XXX.XX   | MEASURED INFORMATION     |

LOT AREA SUMMARY CHART		
Lot: 1	1,708 Sq. Ft.	0.039 Ac.
Lot: 2	1,342 Sq. Ft.	0.031 Ac.
Lot: 3	1,464 Sq. Ft.	0.034 Ac.
Lot: 4	1,512 Sq. Ft.	0.035 Ac.
Lot: 5	1,386 Sq. Ft.	0.032 Ac.
Lot: 6	1,764 Sq. Ft.	0.040 Ac.
Lot: 7	1,708 Sq. Ft.	0.039 Ac.
Lot: 8	1,342 Sq. Ft.	0.031 Ac.
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Lot: 19	1,342 Sq. Ft.	0.031 Ac.
Lot: 20	1,708 Sq. Ft.	0.039 Ac.
Lot: 21	1,708 Sq. Ft.	0.039 Ac.
Lot: 22	1,342 Sq. Ft.	0.031 Ac.
Lot: 23	1,342 Sq. Ft.	0.031 Ac.
Lot: 24	1,464 Sq. Ft.	0.034 Ac.
Lot: 25	1,952 Sq. Ft.	0.045 Ac.
Lot: 26	1,342 Sq. Ft.	0.031 Ac.
Lot: 27	2,135 Sq. Ft.	0.049 Ac.
Lot: 28	2,135 Sq. Ft.	0.049 Ac.
Lot: 29	1,342 Sq. Ft.	0.031 Ac.
Lot: 30	1,342 Sq. Ft.	0.031 Ac.
Lot: 31	1,952 Sq. Ft.	0.045 Ac.
Lot: 32	1,952 Sq. Ft.	0.045 Ac.
Lot: 33	1,342 Sq. Ft.	0.031 Ac.
Lot: 34	1,342 Sq. Ft.	0.031 Ac.
Lot: 35	2,208 Sq. Ft.	0.051 Ac.
Lot: 36	1,708 Sq. Ft.	0.039 Ac.
Lot: 37	1,342 Sq. Ft.	0.031 Ac.
Lot: 38	1,342 Sq. Ft.	0.031 Ac.
Lot: 39	1,708 Sq. Ft.	0.039 Ac.
Lot: 40	2,625 Sq. Ft.	0.060 Ac.
Lot: 41	3,654 Sq. Ft.	0.084 Ac.
G1	338 Sq. Ft.	0.008 Ac.
G2	286 Sq. Ft.	0.007 Ac.
G3	338 Sq. Ft.	0.008 Ac.
Outlot A	71,902 Sq. Ft.	1.651 Ac.
Outlot B	19,155 Sq. Ft.	0.440 Ac.
Outlot C	5,240 Sq. Ft.	0.120 Ac.



<b>SCALE:</b> 1"=20'	<b>DATE:</b> 08-10-20	<b>JOB NO.:</b> W20052	<b>SHEET:</b> 2 OF 3
<b>REVISIONS:</b>	<b>DATE:</b>	<b>DESCRIPTION:</b>	
09/23/20	CNB	REVISED PER REVIEW COMMENTS	
10/01/20	CNB	REVISED LOT GEOMETRY	
10/13/20	CNB	REVISED LOT GEOMETRY	

**PREPARED FOR:**  
**RAM WEST CAPITAL, LLC**  
IN PARTNERSHIP WITH  
**DUK CUSTOM HOMES**

**ENGINEERING**  
**RESOURCE ASSOCIATES**

35701 WEST AVENUE SUITE 150  
NAPERVILLE, ILLINOIS 60555  
PHONE (630) 393-3080  
FAX (630) 393-2432

0416 GALEN DRIVE  
CHICAGO, ILLINOIS 60621  
PHONE (217) 351-8268  
FAX (217) 355-1902

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

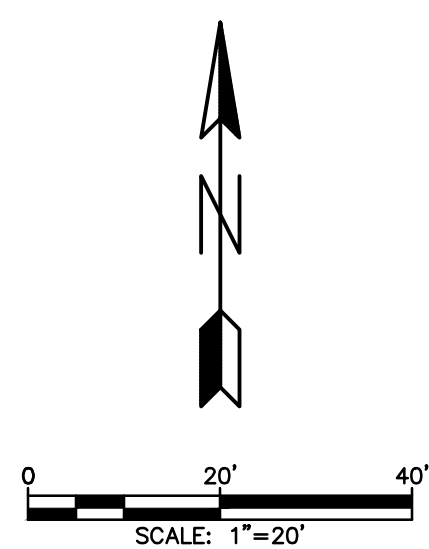
10/13/2020  
Updated by: Kja#



# PRELIMINARY PLAT OF SUBDIVISION FOR HERITAGE PLACE IN HISTORIC NAPERVILLE

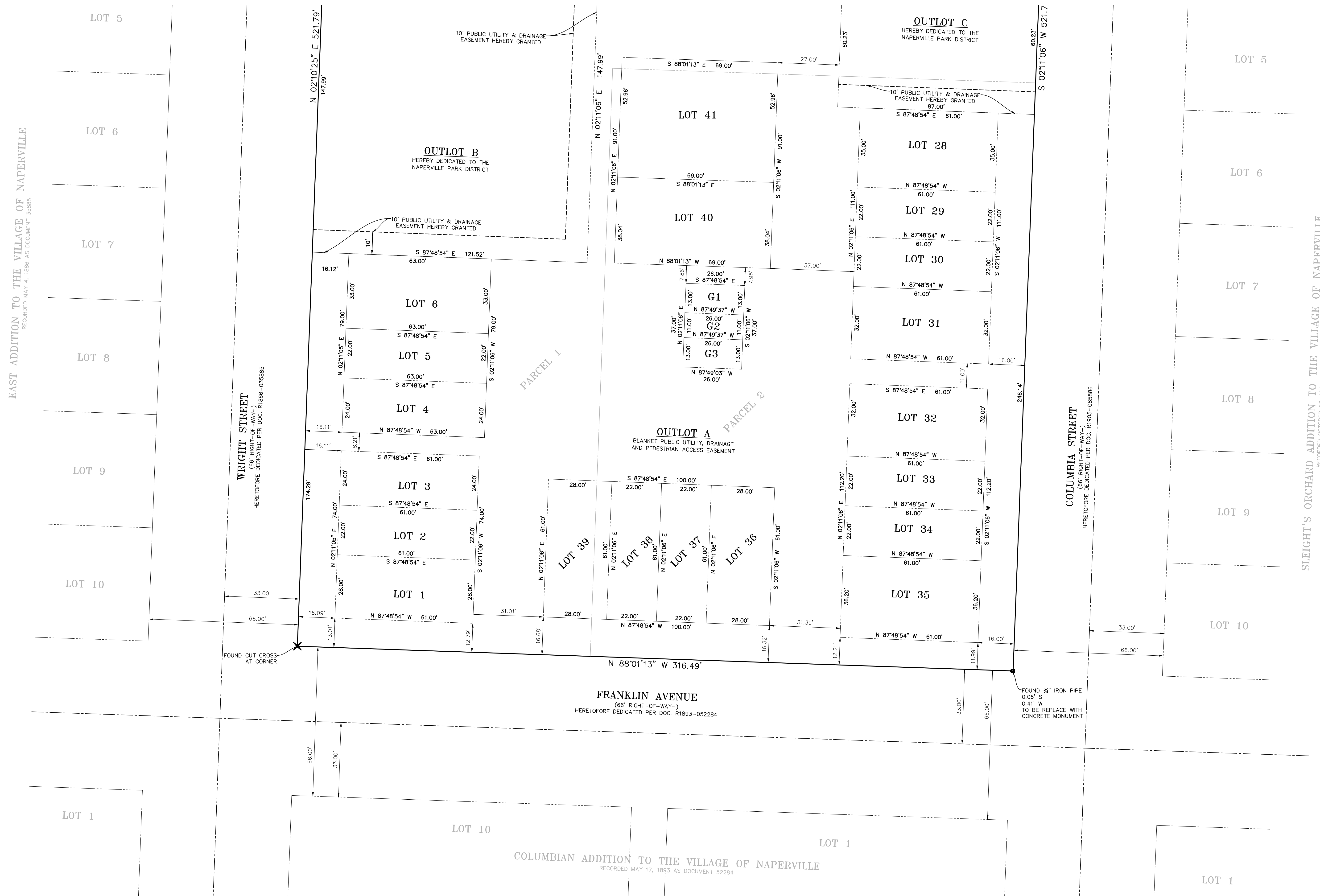
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EAST ADDITION TO THE VILLAGE OF NAPERVILLE  
RECORDED MAY 4, 1889 AS DOCUMENT 3585

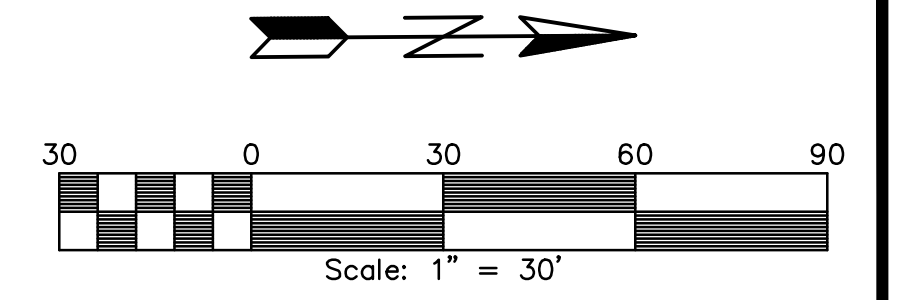


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Outlot C	5,240	0.120

<b>DRAWN BY:</b> CNB	<b>CHECKED BY:</b> TBM	<b>APPROVED BY:</b> TBM	<b>SCALE:</b> 1"=20'	<b>DATE:</b> 08-10-20	<b>JOB NO.:</b> W20052	<b>SHEET:</b> 3 OF 3
<b>ENGINEERING RESOURCE ASSOCIATES</b>			<b>REVISIONS</b>			
35701 WEST AVENUE SUITE 150 NAPERVILLE ILLINOIS 60555 PHONE (630) 393-3080 FAX (630) 393-2432			<b>DATE</b>	<b>DESCRIPTION</b>		
			09/23/20	CNB REVISED PER REVIEW COMMENTS		
9416 GALEN DRIVE CHICAGO ILLINOIS 60630 PHONE (217) 351-8268 FAX (217) 355-1902			10/01/20	CNB REVISED LOT GEOMETRY		
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PREPARED FOR: <b>RAM WEST CAPITAL, LLC</b> IN PARTNERSHIP WITH <b>DUK CUSTOM HOMES</b>						
10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099						
10/13/2020 Updated by: Kja#						

EXHIBIT "C"  
SITE PLAN





- NOTES:**
1. ALL INTERNAL SIDEWALKS ARE 4' WIDE.
  2. ALL FRONT PORCH PATIOS ARE 11' X 5'
  3. ALL D-WAY ISLANDS ARE 4' WIDE
  4. SEE PRELIMINARY ENGINEERING PLAN FOR ALL UNDERGROUND UTILITY INFORMATION
  5. THERE WILL BE NO SEPARATE STAND ALONE REFUSE AREAS. EACH UNIT WILL HOUSE THE INDIVIDUAL REFUSE AND RECYCLE BINS IN THE GARAGES.
  6. SIDEWALK CONNECTION BETWEEN THE TWO PARKS IS REQUIRED TO BE CONSTRUCTED AS PART OF THIS PROJECT.
  7. OUTLOT B AND C SHALL BE FINE GRADED AND SEEDDED. ALL OTHER IMPROVEMENTS SHALL BE REMOVED FROM THE OUTLOTS.

ZONING DATA TABLE		
	REQUIRED	PROPOSED
ZONING	R2	R2
FRONT YARD SETBACK	25'	22'
INTERIOR SIDEYARD	6'	6'
CORNER SIDEYARD	15'	18'
REAR YARD	25'	25'
MIN LOT AREA	4,000 S.F.	4,028 S.F.
MAX. HEIGHT	3 STORIES (40')	3.5 STORIES (40')

PROJECT AREA: 165,158 S.F. (3.792 ACRES)

**STORMWATER DATA TABLE**

PROPOSED CONDITIONS:	
BUILDINGS:	44,213 S.F.
PAVED AREAS:	35,372 S.F.
DRIVEWAY: (PERMEABLE PAVERS, NOT INCLUDED)	4,502 S.F.
PORCHES:	2,684 S.F.
WALKS:	6,160 S.F.
GAZEBO:	625 S.F.
<b>TOTAL PROPOSED IMPERVIOUS AREA:</b>	<b>89,054 S.F.</b>

**EXISTING CONDITIONS:**

BUILDING:	26,366 S.F.
CONCRETE:	4,341 S.F.
PARKING LOT:	45,274 S.F.
PORCH:	847 S.F.
PATIO:	601 S.F.
<b>TOTAL EXISTING IMPERVIOUS AREA:</b>	<b>77,429 S.F.</b>

**TO REMAIN:**

PORCH:	708 S.F.
MANSION:	2,808 S.F.

IMPERVIOUS AREA CONSTRUCTED AFTER 1992: 4,561 S.F.

CREDIT FOR EXISTING CONDITIONS TO BE REMOVED: 69,352 S.F.

NET NEW IMPERVIOUS AREA: 89,054 S.F. - 69,352 S.F. = 19,702 S.F.

SINCE 19,702 S.F. < 25,000 S.F., NO STORMWATER DETENTION IS REQUIRED.

**VCBMP REQUIREMENTS:**

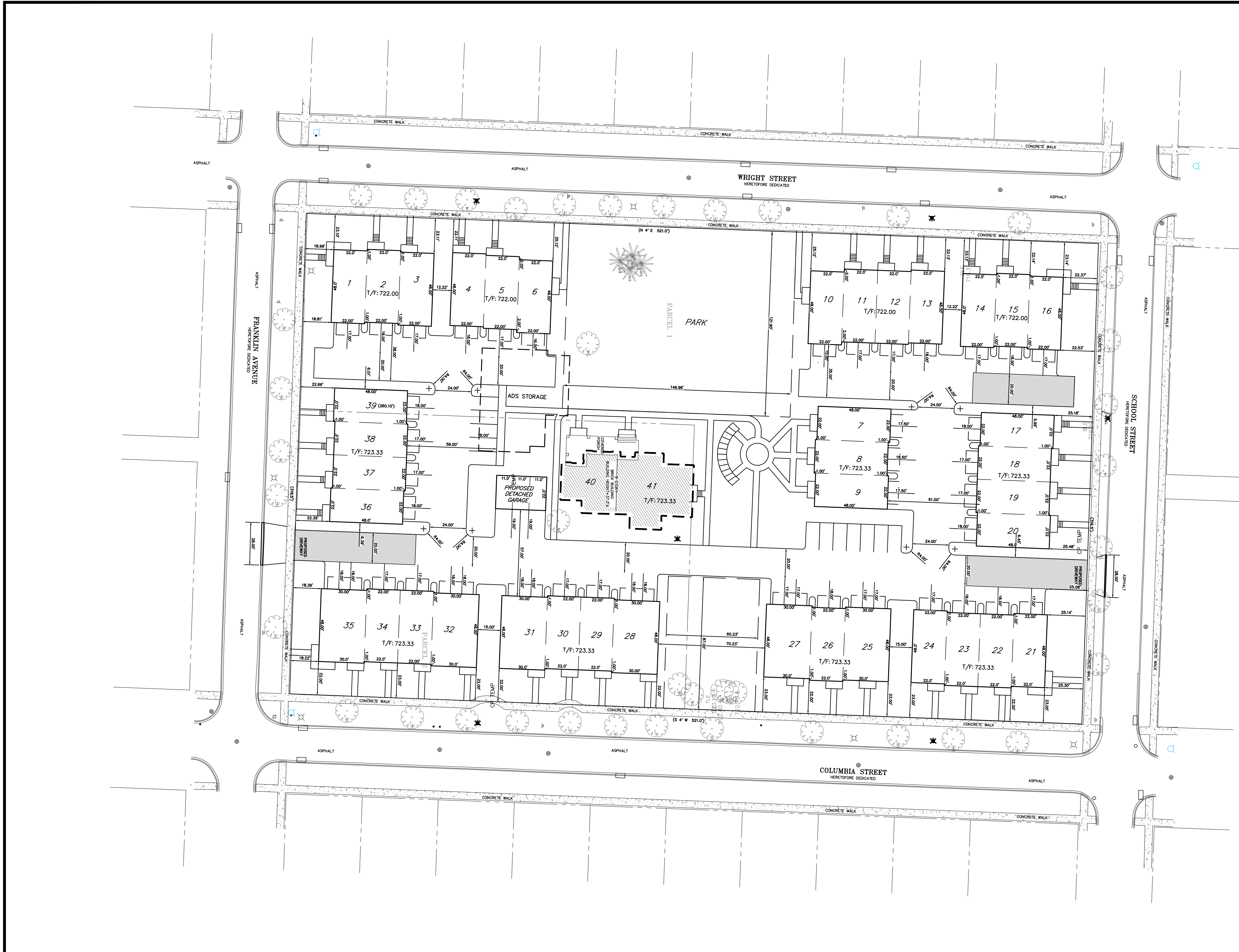
NEW IMPERVIOUS CONSTRUCTED AFTER APRIL 23, 2013 = 89,054 S.F.  
VOL. REQ. = 89,054 S.F. x 1.25in. = 9,276 C.F.  
12 in./FT.

ADDITIONAL 2,160 CF OF STORAGE REQUIRED TO COMPENSATE EXISTING DETENTION ON SITE; WOODS AND ASSOCIATES 1984

(ASSUMING 36% VOID RATIO FOR STONE)

BMP VOLUME PROVIDED: (ADS STORAGE)  
CHAMBERS PROVIDED: 56  
END CAPS PROVIDED: 14  
STONE: 12" ABOVE, 9" BELOW, 6" SPACING, 6" PERIMETER  
APPROXIMATE VOLUME= 12,028 C.F.  
APPROXIMATE DIMENSIONS= 69' LONG, 46' WIDE, 5.5' HEIGHT

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186



REVISIONS:				
DATE	BY	DESCRIPTION	DATE	BY
8/14/20	KF	CITY COMMENTS	10/13/20	KF
9/18/20	KF	CITY COMMENTS		
9/24/20	KF	CITY COMMENTS		
10/7/20	KF	CITY COMMENTS		

DRAWN BY: CNB  
CHECKED BY: NAV  
APPROVED BY: NAV



35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3060  
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6268  
FAX (217) 355-1902

**RAM WEST CAPITAL LLC  
IN PARTNERSHIP WITH  
DJK CUSTOM HOMES**

TITLE: **GEOMETRY PLAN  
HERITAGE PLACE  
NAPERVILLE, ILLINOIS**

SCALE: 1"=30'  
DATE: 07/29/2020  
JOB NO: W20052  
SHEET 4 OF 9

I:\Projects\2020\W20052\00140 N Wright St Naperville Sub Concept\CAD\W20052 Preliminary Engineering.dwg Updated by: kfp 10/13/2020

EXHIBIT "D"  
PRESERVATION PLAN





# Kroehler Mansion Preservation Scope

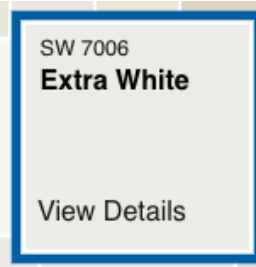
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# North Side Entry

- Detach existing structure from the north side and place an entryway on the North side to replicate the original entryway as seen in the photo.
- Hip Roof structure with shingled roof to match
- Square painted wood columns (Painted Extra White SW 7006)
- Wood painted stair system with railings to match the railings on front of mansion at porch
- Add entry door and windows as located in original photo
- Entry door to match the main front entry door



## Eave and Gutter System

- Remove eave decorative covering and replace as follows
- Reframe areas where soffits are dipping
- New Copper Fascia and eave trim
- New soffit under to be painted to color tone to building trim color SW 7023 Requisite Gray
- Restore gutters by polishing the original copper



SW 7023  
**Requisite Gray**

[View Details](#)



# Front Porch Main Floor

- Remove existing unilock retaining wall blocks from under the porch surface
- Frame in area where unilock blocks will be removed
- Build wood lattice system to match profile of the wood railings under porch surface to ground. Paint Extra White SW 7006
- Remove existing stairs and metal railing system and replace with a wood painted stair system in same location and railing system in same design detail as the railing system existing today (green rails). New rail color would be Extra White SW 7006





## Front Porch Upper section

- Extend the brick columns that exist up above the roof of the porch to approx. 40" above roof surface and place limestone caps as in original photo. On far left column against brick wall you can see original column height and cap.
- Place limestone decorative pots on top of limestone caps to replace existing lions (not original)
- Add wood painted railing system in same design detail as the railing system existing today (green rails) but they will be painted white SW 7006 Extra White
- All existing railings on top of porch will be removed



# Dormers

- Remove existing siding and replace with new cedar siding using 4" exposer and lap profile
- Siding will be painted in a deeper color called Requisite Gray SW 7023 as depicted in the original photo
- Trim around the windows with 4" smooth cedar trim painted Extra White SW 7006
- Windows on dormers to be replaced with white framed windows in double casement style as depicted in the original photo
- Dentil molding at perimeter of soffits to be stripped and repainted
- Trim Color: Requisite Gray SW 7023
- Soffit color: Extra White SW 7006

SW 7023  
**Requisite Gray**

[View Details](#)

SW 7006  
**Extra White**

[View Details](#)





## Brick exterior

- Power wash entire exterior of the brick and limestone and spot tuckpoint mortar as needed then seal the brick and limestone with a non color changing sealer
- Color tone brick in areas where may need patching and old areas that currently do not match by use of Nawkaw Architectural color design match technology staining



## Exterior Entry Doors

- Remove existing Storm door system
- Replace existing Main entry door to be similar to the door provided in the photo
- Add new entry door at secondary porch entrance to match the main entry door
- Entry door color: Mahogany





## Exterior Entry Doors

- Remove existing entry door to the North East side of mansion and replace with a smaller version of the main entry door very similar in design to the original
- Entry door color: Mahogany



# Windows

- Remove existing windows and replace with Pella Lifestyle Series windows with window profiles to be similar to the original window units
- Save existing leaded glass window panels and reuse the leaded glass panels on the front elevation mounted on interior of new window units as interior shutters which will allow the view of these decorative leaded glass units from the exterior
- Exterior window color to be white as it appears was original color





# Roof

- Remove existing shingles
- Replace shingles with new shingles that would be Architectural grade Certainteed
- Original shingles appear to be red / orange clay tiles
- Shingle color: Certainteed Weathered Wood



EXHIBIT "E"  
MANSION RENDERINGS



















EXHIBIT "F"  
TRAFFIC STUDY



**Figure 2 - View of Morning Drop-Off Stacking from Krejci Academy/Mansion HS Entrance back onto**



**Figure 3 - View of Krejci Academy/Mansion HS Morning Drop-Off Stacking on Northbound Wright St at**



**Figure 4 - View of Krejci Academy/Mansion HS Morning Drop-Off Stacking on Southbound Wright St at**